LEWIS BOUNDARY LINE ADJUSTMENT

A VACATION AND REPLAT OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 10 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN FREMONT COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS that JOSHUA P. LEWIS AND NICOLE R. LEWIS are the owner's of the following described land:

TO WIT

Property 1
A tract of land located within the N1/2 NE1/4 of Section 11, Township 48 North, Range 10 East of the N.M.P.M., described as follows:
Beginning at the SE corner of the NE1/4 NE1/4 of said Section 11 from whence the Northeast corner of said Section 11 bears North 01°20'00" East 1395.82 feet, and from whence the East 1/4 corner bears South 01°20'00" West 1395.82 feet; thence proceeding around the parcel North 88°34'17" West along the South boundary of the said N1/2 NE1/4 a distance of
389.69 feet to an intersection point on the fenced North right of way boundary of U.S. Highway No. 50; thence continuing along said fenced highway boundary the following courses and distances: First, North 84°39'28" West 275.09 feet; thence North 85°24'18" West 128.5 feet; thence North 87°16'46" West 181.76 feet; thence North 88°47'58" West 418.37 feet; thence North 03°57'48" East leaving said fenced right of way boundary 53.38 feet;
thence North 86°02'12" West 6.67 feet; thence North 03°57'48" East 60.09 feet; thence South 86°02'12" East 6.67 feet; thence North 03°57'48" East 119.02 feet; thence North 34°51'53" West 59.25 feet; thence North 03°50'09" East 209.06 feet; thence North 03°45'09" East 222.40 feet to a rebar corner monument set on the Southerly bank of the Arkansas River; thence continuing North 03°45'09" East 60 feet to the centerline of the Arkansas River; thence along the centerline of the Arkansas River the following courses: First, North 84°11'38" East 104.78 feet; thence South 83°53'04" East 140.80 feet; thence South 64°43'20" East 199.08 feet; thence South 57°31'44" East 260.77 feet; thence South 56°58'34" East 238.54 feet; thence South 45°00'00" East 282.84 feet; thence South 46°32'53" East 261.73 feet; thence South 65°43'34" East 157.08 feet to the East line of said Section 11; thence South 01°20'00" West along said East line 30.00 feet to the point of beginning.

Property 2
A tract of land located within the N1/2 of the NE1/4 of Section 11, Township 48 North, Range 10 East of the N.M.P.M., described as follows:
Commencing at the Southeast corner of the NE1/4 of the NE1/4 of said Section 11 from whence the Northeast corner of said Section 11 bears North 01°20' East 1395.82 feet and from whence the East 1/4 corner bears South 01° 20' West 1395.82 feet; thence proceeding toward the tract North 88°34'17" West along the South boundary of the said N1/2 of the NE1/4 a distance of 389.69 feet to an intersection point on the fenced North right-of-way boundary of U.S. Highway No. 50; thence continuing along said fenced highway boundary the following courses and distances; first, North 84°39'28' West 275.09 feet; thence North 85°24'18" West 128.5 feet; thence North 87°16'46' West 181.76 feet; thence North 88°47'58" West 418.37 feet to the point of beginning of the tract herein described; thence proceeding around the tract continuing along said fenced North right-of-way boundary North 88°54'15" West 101.84 feet to an existing fence corner; thence North 02°54'35" West leaving said fenced highway boundary along an existing fence and a projection of said fence 620.62 feet to rebar corner monument set on the Southerly bank of the Arkansas River; thence continuing North 02°54'35" West 90 feet to the centerline of the Arkansas River; thence along the centerline of the Arkansas River North 88°45'41" East 163.67 feet; thence South 03°45'09" West leaving said river centerline 60 feet more or less to another rebar corner monument set on the Southerly Bank of the Arkansas River; thence South 03°45'09" West 222.40 feet; thence South 03°50'09" West 209.06 feet; thence South 34°51'53" East 59.25 feet; thence South 03°57'48" West 119.02 feet; thence North 86°02'12" West 6.67 feet; thence South 03°57'48" West 60.09 feet; thence South 86°02'12" East 6.67 feet; thence South 03°57'48" West 53.38 feet to the point of beginning.

COUNTY OF FREMONT, STATE OF COLORADO

DEDICATION

We, JOSHUA P. LEWIS AND NICOLE R. LEWIS, being the owner's of the above described land being platted and/or subdivided in Fremont County, Colorado, under the name of LEWIS BOUNDARY LINE ADJUSTMENT, have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the public at large the streets, alleys, roads and other public areas as shown hereon and hereby dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon. The sole right to assign use or vacate is vested with the Board of County Commissioners.

In witness whereof, JOSHUA P. LEWIS AND NICOLE R. LEWIS, has subscribed her name this_____day of_____A.D. 20_____.

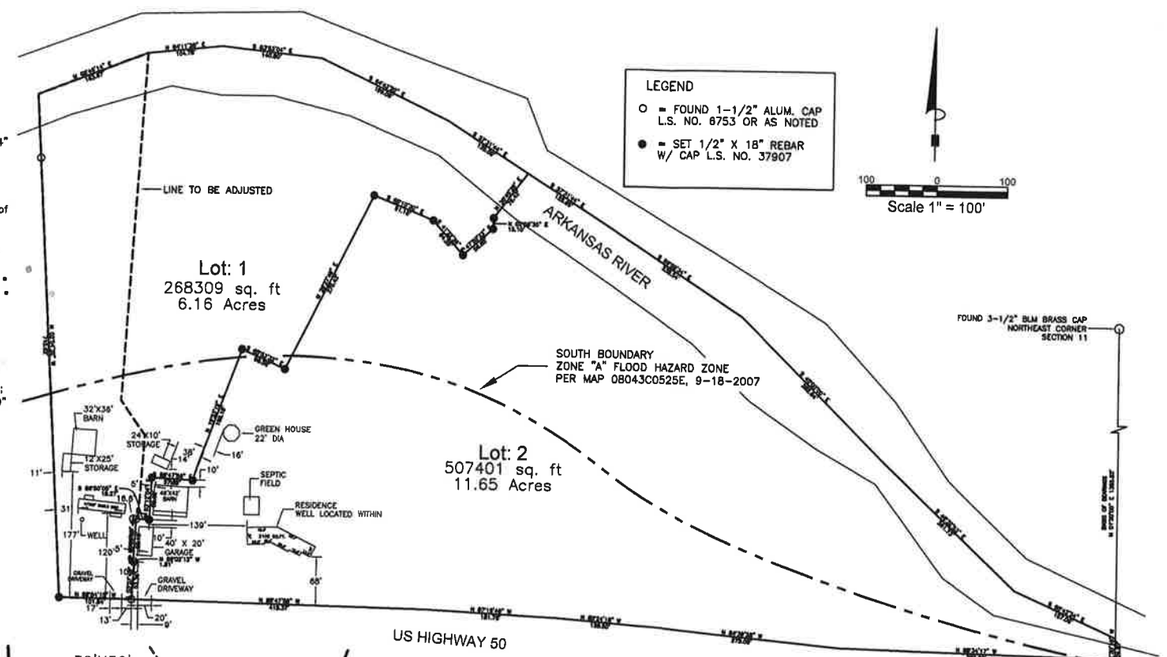
By _____
JOSHUA P. LEWIS

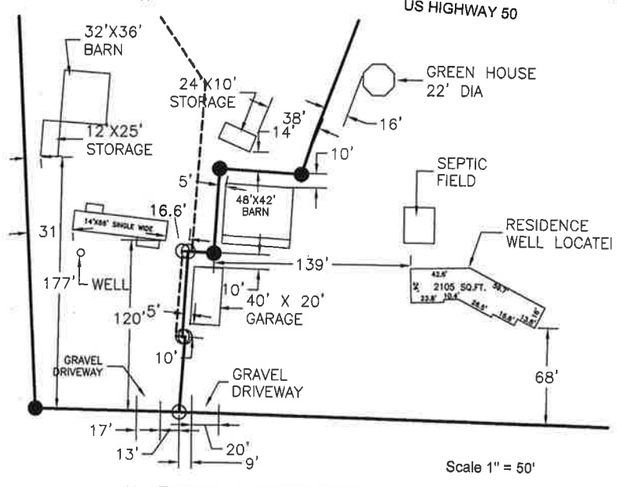
By _____
NICOLE R. LEWIS

NOTARY STATEMENT
The foregoing instrument was acknowledged before me this _____day of _____,A.D. 20__, by JOSHUA P. LEWIS AND NICOLE R. LEWIS.

My commission expires _____
My address is _____
Witness my hand and official seal_____
Notary Public

ACCORDING TO C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION.





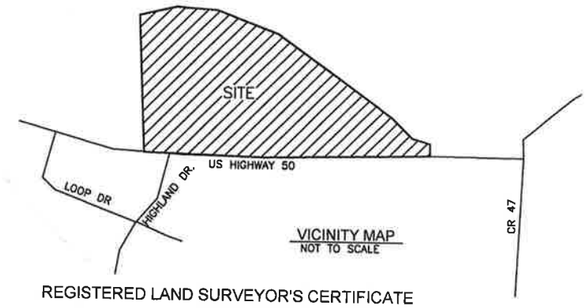
IMPROVEMENTS

NOTES:

1.) BEARINGS SHOWN ARE BASED UPON THE LINE FROM THE NORTH EAST CORNER OF LOT 2 AND THE NORTH EAST CORNER OF SECTION 11, BEING N 01°20'00" E ASSUMED PER GPS OBSERVATION.

2.) TITLE WORK WAS PROVIDED, 23-24234, PREPARED BY CENTRAL COLORADO TITLE AND ESCROW.

3.) ALL DIMENSIONS SHOWN IN U.S. SURVEY FEET.



REGISTERED LAND SURVEYOR'S CERTIFICATE

I, MATTHEW J. KOCH, a registered land surveyor in the State of Colorado do hereby certify that this plat has been prepared under my direction in accordance with the Colorado Revised Statutes, as amended, and that this plat does accurately show the described tract of land and the subdivision thereof, to the best of my knowledge and belief. I further certify that any portion(s) of this property which do lie within the designated flood hazard area as shown on the F.E.M.A. F.I.R.M. maps are accurately shown hereon.

MATTHEW J. KOCH L.S. No. 37907

ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT

This is to certify that the plat is approved and accepted as per review by the Planning Director, dated this_____day of_____, 20____.

_____
Chairman, Fremont County Board of County Commissioners

EASEMENT STATEMENT

Easements for public purposes, including utilities, are as indicated on the plat, with the sole responsibility for maintenance being vested with the adjacent property owners except as otherwise noted, all interior lot lines are subject to a five (5) foot utility easement on both sides of lot lines. Exterior subdivision boundary is subject to a ten (10) foot utility.

COUNTY CLERK AND RECORDERS STATEMENT

STATE OF COLORADO)
COUNTY OF FREMONT)

This plat was filed for record in the office of the County Clerk and Recorder of Fremont County, Colorado,

at_____ .M., on the_____day of _____, 20 ___ A.D. under reception number _____.

_____
Fremont County Clerk & Recorder

CORNERSTONE
LAND SURVEYING, LLC
1022 PHAY AVE.
CANON CITY, COLORADO 81212
719-275-8881

7-15-2024 JOB # LEWIS